

URBAN REDEVELOPMENT PLAN

I. Existence of Urban Redevelopment Plan

This Historic Courthouse – New City Hall Urban Redevelopment Plan (the "Urban Redevelopment Plan") shall constitute an urban redevelopment plan of the City of Dallas (the "City"), within the meaning of Section 36-61-2 of the Official Code of Georgia Annotated.

II. Designation of Urban Redevelopment Area

The City Council of the City did by resolution determine that certain property located in the City described in Exhibit A attached hereto was a "slum area," within the meaning of Section 36-61-2 of the Official Code of Georgia Annotated, and did designate such area as appropriate for an urban redevelopment project. The properties described on Exhibits A, B and C attached hereto is the "Urban Redevelopment Area" for purposes of this Urban Redevelopment Plan.

III. The Urban Redevelopment Projects

- A. **New City Hall (Exhibit A):** The Urban Redevelopment Area shall be conserved and rehabilitated through the renovation and preservation of the existing structure for use as the new City Hall of Dallas (the "Urban Redevelopment Project"). The scope of the work for the Urban Redevelopment Project will include the interior renovation of the existing structure including new finishes, millwork and casework additions, plumbing, mechanical, lighting, and electrical upgrades, addition of accessibility-compliant restrooms, construction of an additional exit stairs, some interior partition rework, and a new elevator in the structure. Additionally, the scope of the work will include exterior renovation of the existing structure including new doors and windows, new roof, new exterior steps, exterior lighting, and paint removal and restoration.
- B. **Downtown Area and Town Green (Exhibit B):** The Urban Redevelopment Area shall be revitalized with the public/private partnership involving the development of high-quality apartment housing in the downtown and a Town Green for use and enjoyment by the public.
- C. **Lester Drive (Exhibit C):** The Urban Redevelopment area will be transformed from a dilapidated open park to a quality residential neighborhood with amenities and access to the downtown area and the new Orphan Brigade Trail.

IV. Relationship to Local Objective

The Urban Redevelopment Project will require minimal zoning change and shall be accomplished in accordance with the City's zoning ordinances, as applicable, unless exceptions are made in accordance with the law. The Urban Redevelopment Plan conforms to the general plan of the City as a whole. The Urban Redevelopment Project will constitute an appropriate land use.

V. Ownership of Urban Redevelopment Project

The Urban Redevelopment Area has been designated as such by the City, which will be the owner of the Urban Redevelopment Project. The owner of the Urban Redevelopment Project shall retain the right to sell and dispose of such property subject to any deed restrictions.

EXHIBIT A

LEGAL DESCRIPTION OF URBAN REDEVELOPMENT AREA

All that tract or parcel of land lying and being in Land Lot 275 of the 2nd District, 3rd Section of Paulding County, Georgia and being more particularly described as follows:

That tract of land containing the Old Paulding County Courthouse, constructed in 1892, consisting of approximately 0.44 acres of land, more or less, and which is currently known as Paulding County Tax Parcel R015902, also known as Tax Parcel 116.3.4.025.0000. The parcel is located within the Dallas City limits and generally bounded on the North by West Memorial Drive; on the East by Main Street; on the South by “the Courthouse Square;” and on the West by the street known as West Courthouse Square.

This parcel is a portion of that larger tract that was deeded by Garrett H. Spinks to the Justices of the Inferior Court of Paulding County on May 14, 1852 and registered on August 18, 1852 in Deed Book I, Page 154 of the Paulding County, Georgia Records.

Urban Redevelopment Project
Historic Courthouse - New City Hall

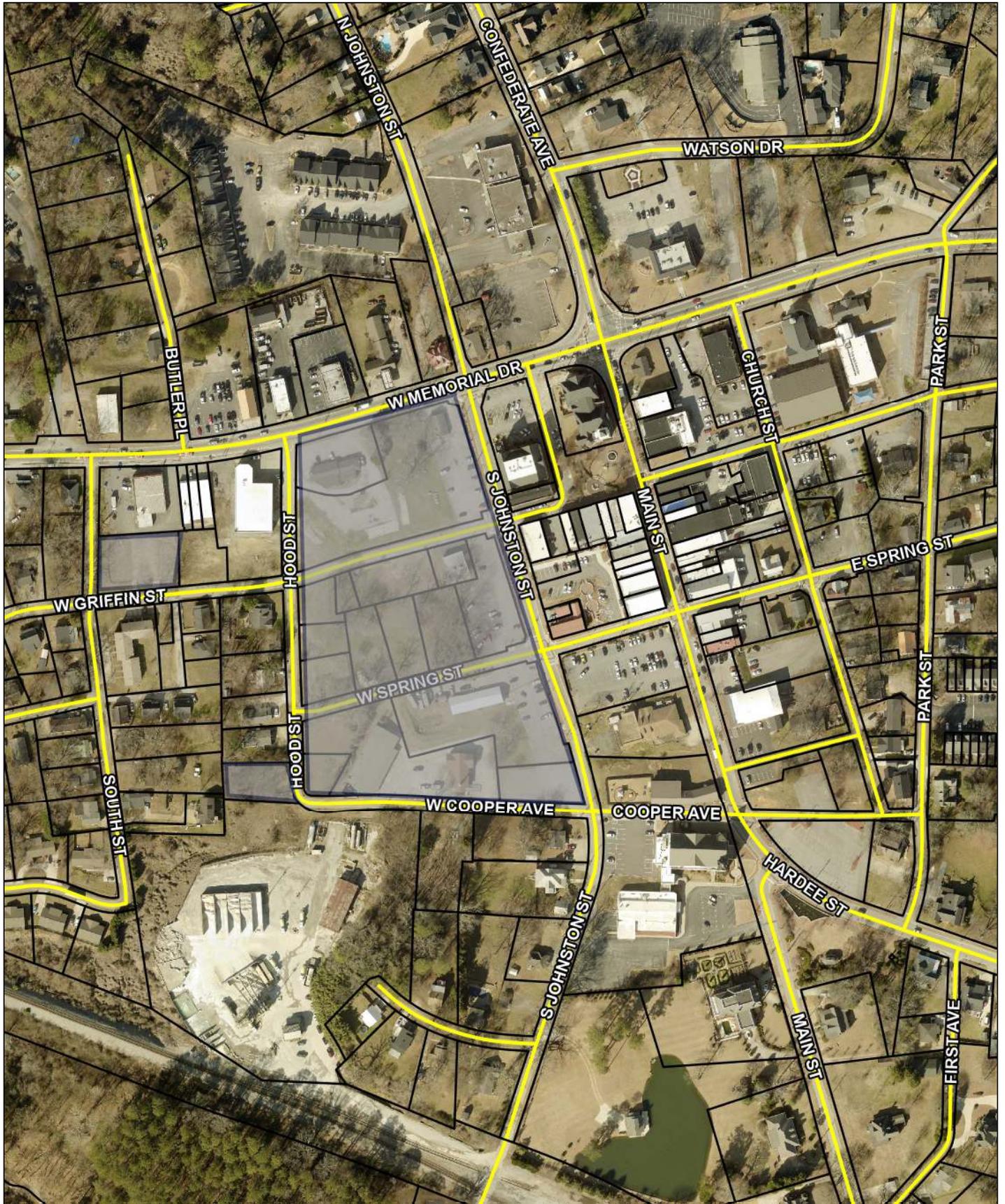
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Urban Redevelopment Project

Downtown blight and new Town Green

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Urban Redevelopment Project

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Deteriorated Dog Park - New family development

